

OPTION 1					
		Low		High	
6 Continental Drive					
Site Development		\$	1,000,000	\$	1,100,000
Police Station - 18,000 s.f.	\$ 325-350 psf	\$	5,850,000	\$	6,300,000
Fire Substation - 6,000 s.f.	\$ 325-350 psf	\$	1,950,000	\$	2,100,000
Design and Construction Contingency - 10%		\$	880,000	\$	950,000
Contractor General Conditions		\$	560,000	\$	560,000
Construction Management Fee - 5%		\$	512,000	\$	550,500
Subtotal Construction Costs:		\$	10,752,000	\$	11,560,500
Project Soft Costs - 20% of Construction Costs		\$	2,150,400	\$	2,312,100
6 Continental Drive - Conceptual Level Project Costs:		\$	12,902,400	\$	13,872,600
20 Court Street					
Site Development		\$	850,000	\$	875,000
Demolition of Portions of Existing Building		\$	140,000	\$	160,000
New 10,000 s.f. Fire Station Addition	\$ 350-370 psf	\$	3,500,000	\$	3,700,000
Renovation to Existing 7,000 s.f. Facility	\$ 180-190 psf	\$	1,260,000	\$	1,330,000
Design and Construction Contingency - 10%		\$	575,000	\$	606,500
Contractor General Conditions		\$	720,000	\$	720,000
Construction Management Fee - 5%		\$	352,250	\$	369,575
Subtotal Construction Costs:		\$	7,397,250	\$	7,761,075
Project Soft Costs - 20% of Construction Costs		\$	1,479,450	\$	1,552,215
20 Court Street - Conceptual Level Project Costs:		\$	8,876,700	\$	9,313,290
OPTION 1 - Total Project Cost:		\$	21,779,100	\$	23,185,890

This conceptual level budget assumes a mid-2023 buy out of the PD/FD Substation project and 2025 for the Court Street project, however, construction industry pricing remains volatile due to inflation, material/labor shortages, and shipment delays. It is expected that this budget will be updated as project details become available.

The budget assumes mid-level construction materials including; masonry veneer, metal stud framing, with a structural steel superstructure and standard foundation systems, pending further geotechnical investigation.

Land acquisition costs are not included in this budget

Any temporary accommodations, relocations, and facility rental costs during construction are not included in this budget

OPTION 2		Low		High	
6 Continental Drive					
Site Development		\$ 1,000,000		\$ 1,100,000	
Police Station - 18,000 s.f.	\$ 325-350 psf	\$ 5,850,000		\$ 6,300,000	
Fire Substation - 6,000 s.f.	\$ 325-350 psf	\$ 1,950,000		\$ 2,100,000	
Design and Construction Contingency - 10%		\$ 880,000		\$ 950,000	
Contractor General Conditions		\$ 560,000		\$ 560,000	
Construction Management Fee - 5%		\$ 512,000		\$ 550,500	
Subtotal Construction Costs:		\$ 10,752,000	\$ 448/sf	\$ 11,560,500	\$ 482/sf
Project Soft Costs - 20% of Construction Costs		\$ 2,150,400		\$ 2,312,100	
6 Continental Drive - Conceptual Level Project Costs:		\$ 12,902,400	\$ 538/sf	\$ 13,872,600	\$ 578/sf
20 Court Street					
Site Development		\$ 900,000		\$ 925,000	
Demolition of Existing Building		\$ 225,000		\$ 250,000	
New 17,000 s.f. Fire Station Addition	\$ 350-370 psf	\$ 5,950,000		\$ 6,290,000	
Design and Construction Contingency - 10%		\$ 707,500		\$ 746,500	
Contractor General Conditions		\$ 720,000		\$ 720,000	
Construction Management Fee - 5%		\$ 425,125		\$ 446,575	
Subtotal Construction Costs:		\$ 8,927,625	\$ 525/sf	\$ 9,378,075	\$ 552/sf
Project Soft Costs - 20% of Construction Costs		\$ 1,785,525		\$ 1,875,615	
20 Court Street - Conceptual Level Project Costs:		\$ 10,713,150	\$ 630/sf	\$ 11,253,690	\$ 662/sf
OPTION 2 - Total Project Cost:		\$ 23,615,550		\$ 25,126,290	

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The budget assumes mid-level construction materials including; masonry veneer, metal stud framing, with a structural steel superstructure and standard foundation systems, pending further geotechnical investigation. Land acquisition costs are not included in this budget. Any temporary accommodations, relocations, and facility rental costs during construction are not included in this budget.

TOWN OF EXETER, NH - PUBLIC SAFETY STUDY

January 14, 2022

OPTION 3		Low		High	
6 Continental Drive					
Site Development		\$ 1,000,000		\$ 1,100,000	
Police Station - 18,000 s.f.	\$ 325-350 psf	\$ 5,850,000		\$ 6,300,000	
Fire Substation - 6,000 s.f.	\$ 325-350 psf	\$ 1,950,000		\$ 2,100,000	
Design and Construction Contingency - 10%		\$ 880,000		\$ 950,000	
Contractor General Conditions		\$ 560,000		\$ 560,000	
Construction Management Fee - 5%		\$ 512,000		\$ 550,500	
Subtotal Construction Costs:		\$ 10,752,000	\$ 448/sf	\$ 11,560,500	\$ 482/sf
Project Soft Costs - 20% of Construction Costs		\$ 2,150,400		\$ 2,312,100	
6 Continental Drive - Conceptual Level Project Costs:		\$ 12,902,400	\$ 538/sf	\$ 13,872,600	\$ 578/sf
Holland Way					
Site Development		\$ 1,400,000		\$ 1,500,000	
New 17,000 s.f. Fire Station	\$ 350-370 psf	\$ 5,950,000		\$ 6,290,000	
Design and Construction Contingency - 10%		\$ 735,000		\$ 779,000	
Contractor General Conditions		\$ 720,000		\$ 720,000	
Construction Management Fee - 5%		\$ 440,250		\$ 464,450	
Subtotal Construction Costs:		\$ 9,245,250	\$ 544/sf	\$ 9,753,450	\$ 574/sf
Project Soft Costs - 20% of Construction Costs		\$ 1,849,050		\$ 1,950,690	
Holland Way - Conceptual Level Project Costs:		\$ 11,094,300	\$ 653/sf	\$ 11,704,140	\$ 688/sf
OPTION 3 - Total Project Cost:		\$ 23,996,700		\$ 25,576,740	

This conceptual level budget assumes a mid-2023 buy out of the PD/FD Substation project and 2025 for the Holland Way project, however, construction industry pricing remains volatile due to inflation, material/labor shortages, and shipment delays.

It is expected that this budget will be updated as project details become available.

The budget assumes mid-level construction materials including; masonry veneer, metal stud framing, with a structural steel superstructure and standard foundation systems, pending further geotechnical investigation.

Land acquisition costs are not included in this budget

Environmental site testing and mitigation is not included in this budget